

**DOWNTOWN
FULLERTON**

120 E Commonwealth Ave

Fullerton, CA 92832

Retail / Office Opportunity

\$1,850,000

PURCHASE PRICE

1,310 SF

BUILDING SIZE

3,293 SF

LOT SIZE

Vacant

OCCUPANCY

A rare owner-user or value-add opportunity directly adjacent to Kalaveras Cantina Urbana, in the heart of Downtown Fullerton's premier restaurant and nightlife corridor.



PROPERTY DETAILS

120 E Commonwealth Ave — Property Facts

BUILDING SIZE	1,310 SF
LOT SIZE	3,293 SF
YEAR BUILT	1936 / Renovated Over Time
APN	033-031-19
OCCUPANCY	Vacant — Owner User or Lease-Up
PURCHASE PRICE	\$1,850,000
COMBINED PORTFOLIO OPTION	\$6,100,000 with 122 E Commonwealth



Why Downtown Fullerton

 30,000+

vehicles/day on Harbor Blvd

 55,000+

university students within 2 mi

 490,000+

residents within 5 miles

 Metrolink

& Amtrak — walking distance

Andre Durango, Broker Lic 01216158 | RRE Real Estate Services | 714.306.1627

All information deemed reliable but not guaranteed.

LOCATION & OPPORTUNITY

Positioned in the Heart of Downtown Fullerton



Aerial view — 120/122 E Commonwealth Ave, one block west of S Harbor Blvd

Opportunity Highlights



Prime Corner Location

One block west of S Harbor Blvd, in Downtown Fullerton's dining and nightlife core.



Neighbors Kalaveras Cantina Urbana

Adjacent to a high-traffic, recognized restaurant brand — built-in foot traffic and visibility.



Flexible Vacant Space

1,310 SF, ideal for owner-user, retail, restaurant expansion, or lease-up.



Portfolio Upside

Available individually at \$1,850,000, or combined with 122 E Commonwealth fo

Downtown Fullerton at a Glance



30,000+



55,000+



Adjacent



Metrolink

vehicles/day on Harbor Blvd | students within 2 mi (CSUF + FC)
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city-owned parking lot

& Amtrak nearby
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